

PLANNING AND CODE ADMINISTRATION

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336
plancode@gaitHERSBURGMD.GOV · www.gaitHERSBURGMD.GOV

SITE or SCHEMATIC DEVELOPMENT PLAN APPLICATION

All information must be complete to initiate processing of application

SUBJECT PROPERTY

Street Address or Location 333 Ellington Blvd., Gaithersburg, MD 20878

APPLICANT/BILLING CONTACT

Business Name FRH Realty, LLC

Primary Contact Bryan Condie

Street Address 3330 Cumberland Blvd.

Suite No. 375

City Atlanta

State _____

Zip Code 30339

Telephone Numbers: Work _____

Cell _____

E-mail Address _____

bcondie@ffres.com

OWNER

Business Name VII Crown Farm Owner, LLC C/O Sunbrook Partners

Primary Contact _____

Street Address 7121 Fairway Dr.

Suite No. 410

City Palm Beach Gardens

State _____

Georgia

Zip Code 33418

Telephone Numbers: Work _____

Cell _____

E-mail Address _____

DEVELOPER

Business Name FRH Realty, LLC

Primary Contact Bryan Condie

Street Address 3330 Cumberland Blvd.

Suite No. 375

City _____ State Georgia Zip Code 30339

Telephone Numbers: Work 404-442-3862

Cell _____

E-mail Address _____

bcondie@ffres.com

ATTORNEY

Business Name Wire Gill, LLP

Primary Contact Heather Dlhopsky

Street Address 4800 Hampden Lane

Suite No. 200

City Bethesda

State _____

Maryland

Zip Code 20814

Telephone Numbers: Work 301-263-6275

Cell _____

E-mail Address _____

hdlhopolsky@wiregill.com

ARCHITECT

Business Name Dwell Design Studio

MD Registration No. 15267

Primary Contact Steve Moriak

Street Address 8200 Greensboro Dr.

Suite No. 650

City McLean

State _____

Zip Code 22102

Telephone Numbers: Work 571-253-6950

Cell _____

E-mail Address _____

smoriak@dwelldesignstudio.com

ENGINEER

Business Name Bohler Engineering MD Registration No. 60243
Primary Contact Nicholas B. Speach
Street Address 16701 Melford Blvd. Suite No. 310
City Bowie State Maryland Zip Code 20715
Telephone Numbers: Work 301-809-4500 Cell _____ E-mail Address nspeach@bohlereng.com

PLAN TYPE (check one only) ☐ Concept ☐ Preliminary ☒ Final ☐ Schematic Development

PROPOSED PRIMARY USE (check one only) ☒ Residential ☐ Non-Residential ☐ Mixed Use

PROPOSED UNIT TYPE ☐ Office/Professional ☐ Restaurant ☐ Retail/Commercial
☐ Residential Single Family ☐ Mixed Use ☒ Residential Multi-Family
☐ Other Use (*specify*) _____

PARKING ☐ Parking Waiver Needed ☐ Height Waiver Needed

Number of Spaces Required 310

PROJECT DESCRIPTION

Proposed 244 unit multi-family residential building with dedicated amenity space, two enclosed resident-only courtyards and structured parking

SITE DETAILS

Site Area Square Feet	<u>76,894</u>	Number of Lots	<u>1</u>
Site Area Acres	<u>1.765</u>	Number of Dwelling Units/Acre	<u>244</u>
Green Area	<u>0.73</u>	Parking Spaces Provided	<u>310</u>
Green Area %	<u>22%</u>	Height of Tallest Building (ft.)	<u>69</u>
		Height of Tallest Building (stories)	<u>6</u>

SQUARE FOOTAGE - NON-RESIDENTIAL

Retail	_____	Office/Professional	_____
Restaurant (A)	_____	Educational/Institutional/Religious	_____
Restaurant (B)	_____	Industrial	_____
Restaurant (C)	_____	Other (<i>please specify</i>)	_____

UNIT COUNTS - RESIDENTIAL

Single Family Detached Units	_____	Apartment Units	<u>244</u>
Townhouse Units	_____	Condominium Units	_____
Duplex Units	_____	Other (<i>please specify</i>)	_____

Total Number Residential Units 244

SEE FOLLOWING PAGES FOR SUBMISSION REQUIREMENTS

THE CHECKLIST BELOW IS A GENERAL GUIDE FOR ITEMS THAT ARE TYPICALLY REQUIRED FOR APPLICATIONS. PLEASE REFER TO CHAPTER 24, SECTION 24-169 OF THE CITY CODE FOR COMPLETE REQUIREMENTS OR CONTACT PLANNING STAFF AT 301-258-6330 FOR FURTHER CLARIFICATION

SUBMISSION REQUIREMENTS - Concept Site Plan:

- Concept Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- NRI and FSD Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Preliminary Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Preliminary Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

SUBMISSION REQUIREMENTS - Final Site Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Final Traffic Impact Study, One (1) digital copy, PDF
- Affordable Housing Plan, One (1) digital copy, PDF
- Final Forest Conservation Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Subdivision Plats
- Proposed Street Names, One (1) digital copy, PDF
- Draft HOA Bylaws, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL (Required for MXD and CD Zones):

- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Statement of Master Plan Compliance, One (1) digital copy, PDF
- Statement of Compliance with Approved Schematic Development Plan, One (1) digital copy, PDF
- Proposed Covenant, One (1) digital copy, PDF
- Site Plan Enforcement Agreement, One (1) digital copy, PDF
- Sign Package

SUBMISSION REQUIREMENTS - Schematic Development Plan:

- Site, Architectural and Detail Plans, Ten (10) hard copies, One (1) digital copy (DWF preferred) or PDF
- Natural Resource Inventory and Forest Stand Delineation Plans, Two (2) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Stormwater Management Plans, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Preliminary Affordable Housing Plan, One (1) digital copy, PDF
- Preliminary Traffic Impact Study, One (1) digital copy, PDF
- Statement of Master Plan and Zone Regulations Compliance, One (1) digital copy, PDF
- Other Planning Commission Requested Information

OPTIONAL:

- Phasing or Staging Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF
- Proposed Covenant, One (1) digital copy, PDF
- Proof of APFO Compliance, One (1) digital copy, PDF
- Green Building Checklist, One (1) digital copy, PDF